



**PUBLIC HEARING**  
**Tuesday, February 11, 2020 @ 5:30 PM**  
**George Fraser Room, Ucluelet Community Centre,**  
**500 Matterson Drive, Ucluelet**

**AGENDA**

Page

1. CALL TO ORDER

2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY

Council would like to acknowledge the Yuułuᑭiᑦᑭᑦᑭᑦ First Nation, on whose traditional territories the District of Ucluelet operates.

3. NOTICE OF VIDEO RECORDING

Audience members and delegates are advised that this proceeding is being video recorded and broadcast on YouTube.

4. LATE ITEMS

5. EXPLANATION OF PUBLIC HEARING PROCESS

5.1. Rules Governing Public Hearing

1. As provided for in the Local Government Act, the Council is required to hold a Public Hearing before adopting an Official Community Plan Bylaw, Zoning Bylaw or amendments thereto.
2. At a Public Hearing all persons who deem their interest in property affected by the proposed bylaws shall be afforded an opportunity to be heard, or to present written submissions, on matters contained in the bylaw.
3. The Council may give such effect, as it deems fit, to representations made at a Public Hearing, in the bylaws as adopted. At a Public Hearing the Council is under no obligation to enter into a debate on any issue. The purpose of a hearing is to hear public input, which will later be considered by the Council in their regular meeting.
4. Following the Public Hearing, Council will not accept further communications or presentations from the public or the applicant respecting this bylaw.

6. NOTICE OF PUBLIC HEARING

6.1. Notice

[RZ20-01 Duplex Notification](#)

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7. PUBLIC HEARING - DISTRICT OF UCLUELET ZONING AMENDMENT BYLAW NO.

1261, 2020

- 7.1. Presentation of Bylaw No. 1261, 2020 5 - 7  
[Bylaw 1261 - Duplex](#)
  - 7.2. Reports and Materials for Bylaw No. 1261, 2020 9 - 19  
[C-1 November 26, 2019 Regular Agenda Correspondence Item](#)  
[R-1 January 14, 2020 Regular Meeting Report](#)
  - 7.3. Excerpts from Previous Council Meetings 21 - 23  
[E-1 November 26, 2019 Regular Meeting Minutes](#)  
[E-2 January 14, 2020 Regular Meeting Minutes](#)
  - 7.4. Written Submissions for Bylaw No. 1261, 2020 25  
[2020 02 04 Jayne, Bernie, Justin Stock Letter](#)
  - 7.5. Public Representations for Bylaw No. 1261, 2020
8. ADJOURNMENT



## NOTICE OF PUBLIC HEARING

**Notice is hereby given** that a Public Hearing will be held at the Ucluelet Community Centre, located at 500 Matterson Drive, Ucluelet B.C., on **Tuesday, February 11, 2020**, commencing at **5:30 p.m.** on the following proposed Bylaw pursuant to Sections 464 and 466 of the *Local Government Act*.

### **District of Ucluelet Zoning Amendment Bylaw No. 1261, 2020**

In general terms the purpose of this proposed Bylaw is to amend the District of Ucluelet Zoning Bylaw No. 1160, 2013 (the "Zoning Bylaw") as follows:

The following properties are to be rezoned from R-1 Zone-Single Family Residential to R-2 Zone-Medium Density Residential and the Maps of the Zoning Bylaw is to be amended accordingly:

- A. 1671 and 1673 Holly Crescent (highlighted as Property-1 on the Schedule 'A'):
  - i. Strata Lot 1, District Lot 282, Clayoquot District, Strata Plan 1004, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1; and
  - ii. Strata Lot 2, District Lot 282, Clayoquot District, Strata Plan 1004, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1.
  
- B. 1639 and 1641 Holly Crescent (highlighted as Property-2 on the Schedule 'A'):
  - i. Strata Lot 1, District Lot 282, Clayoquot District, Strata Plan 1003, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1; and
  - ii. Strata Lot 2, District Lot 282, Clayoquot District, Strata Plan 1003, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1.

Zoning Bylaw is further amended by adding subsection (a) to section R-2.1.1(2) in alphanumerical order, as follows:

"(a) Despite the above, the minimum lot size is 734m<sup>2</sup> (7,901ft<sup>2</sup>) for a Duplex Dwelling on Strata Plan 1004 containing the following Strata lots:

- (i) Strata Lot 1, District Lot 282, Clayoquot District, Strata Plan 1004, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1; and
- (ii) Strata Lot 2, District Lot 282, Clayoquot District, Strata Plan 1004, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1."

Dated this 29<sup>th</sup> of January, 2020.



**Schedule A**

**Anyone who believes the proposed bylaw will affect their interests** will be given an opportunity to be heard at the public hearing. Written submissions may be mailed to the District of Ucluelet, P.O. Box 999, Ucluelet B.C., V0R 3A0 or emailed to [info@ucluelet.ca](mailto:info@ucluelet.ca) but must be received before the commencement of the Public Hearing. Submissions received after the Public Hearing can not be accepted. Written submissions must include your name and street address and will be considered part of the public record pursuant to the *Freedom of Information and Protection of Privacy Act*. Questions about the Zoning Bylaw may be directed to the District of Ucluelet’s Planning Department by telephone at (250) 726-7744 or by email to [jtowgood@ucluelet.ca](mailto:jtowgood@ucluelet.ca).

A copy of the proposed bylaws, application materials, staff reports, and other relevant information may be inspected at the District of Ucluelet office at 200 Main Street from the date of this notice until the public hearing, between the hours of 8:30 a.m. to 4:00 p.m. weekdays except statutory holidays.

Dated this 29<sup>th</sup> of January, 2020.

**DISTRICT OF UCLUELET**  
**Zoning Amendment Bylaw No. 1261, 2020**

A bylaw to amend the “District of Ucluelet Zoning Bylaw No. 1160, 2013”  
(1639, 1641, 1671 and 1673 Holly Crescent)

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**WHEREAS** the District of Ucluelet Council by Bylaw No. 1160, 2013, adopted the Zoning Bylaw and now deems it appropriate to amend the Zoning Bylaw;

**NOW THEREFORE** the Council of the District of Ucluelet, in open meeting assembled, enacts as follows:

**1. Map Amendment:**

The following properties are to be rezoned from R-1 Zone-Single Family Residential to R-2 Zone-Medium Density Residential and the Zoning Maps of the District of Ucluelet Zoning Bylaw No. 1160, 2013 is to be amended accordingly:

- a. 1671 and 1673 Holly Crescent (as shown highlighted as Property-1 on the Schedule ‘A’ attached to and forming part of this bylaw):
  - i. Strata Lot 1, District Lot 282, Clayoquot District, Strata Plan 1004, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 (PID 000-856-258); and
  - ii. Strata Lot 2, District Lot 282, Clayoquot District, Strata Plan 1004, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 (PID 000-856-282).
- b. 1639 and 1641 Holly Crescent (as shown highlighted as Property-2 on the Schedule ‘A’ attached to and forming part of this bylaw):
  - i. Strata Lot 1, District Lot 282, Clayoquot District, Strata Plan 1003, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 (PID 000-856-029); and
  - ii. Strata Lot 2, District Lot 282, Clayoquot District, Strata Plan 1003, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 (PID 000-856-045).

**2. Text Amendment:**

Schedule B of the District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by adding subsection (a) to section R-2.1.1(2) in alphanumerical order, as follows:

“(a) Despite the above, the minimum lot size is 734m2 (7,901ft2) for a Duplex Dwelling on Strata Plan 1004 containing the following Strata lots:

- (i) Strata Lot 1, District Lot 282, Clayoquot District, Strata Plan 1004, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 (PID 000-856-258); and
- (ii) Strata Lot 2, District Lot 282, Clayoquot District, Strata Plan 1004, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 (PID 000-856-282).”

**3. Citation:**

This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1261, 2020”.

**READ A FIRST TIME** this 14th day of January, 2020.

**READ A SECOND TIME** this 14th day of January, 2020.

**PUBLIC HEARING** held this     day of     , 2020.

**READ A THIRD TIME** this     day of     , 2020.

**ADOPTED** this     day of     , 2020.

**CERTIFIED A TRUE AND CORRECT COPY** of “District of Ucluelet Zoning Amendment Bylaw No. 1261, 2020.”

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Mayco Noël  
Mayor

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Mark Boysen  
Corporate Officer

**THE CORPORATE SEAL** of the  
District of Ucluelet was hereto  
affixed in the presence of:

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Mark Boysen  
Corporate Officer

**SCHEDULE 'A'**

**District of Ucluelet Zoning Amendment Bylaw No. 1261, 2020**

From: R-1 Single Family Residential  
To: R-2 Medium Density Residential





**Joseph Rotenberg**

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**From:** Joseph Rotenberg  
**Sent:** November 21, 2019 2:48 PM  
**To:** Joseph Rotenberg  
**Subject:** RE: Zoning inquiry

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**From:** Bernie & Jayne [REDACTED]  
**Sent:** November 15, 2019 9:30 AM  
**To:** Info Ucluelet <[info@ucluelet.ca](mailto:info@ucluelet.ca)>  
**Cc:** John Towgood <[JTowgood@ucluelet.ca](mailto:JTowgood@ucluelet.ca)>  
**Subject:** Fwd: Zoning inquiry

We are looking for advise on this matter.

Please copy to the appropriate department and if possible have this email added to the next council agenda.

Thank you,

Jayne

----- Forwarded Message -----

**Subject:**Zoning inquiry  
**Date:**Thu, 7 Nov 2019 08:14:47 -0800  
**From:**Bernie & Jayne [REDACTED]  
**To:**[info@ucluelet.ca](mailto:info@ucluelet.ca)

November 7, 2019

District of Ucluelet Municipal Council

Dear Mayor Noel and Councilors,

In July of this year we purchased two separately titled 1/2 duplexes that where built in 1981. Justin owns and resides at 1641 Holly Crescent and we own 1639 Holly Crescent and rent to long term tenants. Photo attached.

During the offer to purchase process we spoke with John Towgood - Planner 1 and discovered the current zoning(R1) does not coincide with the current use making the property legal non-conforming.

It seems originally the property was zoned duplex and the building was constructed in compliance with duplex zoning at the time. At some later date the zoning was changed (inadvertently) to R1 single family residence affecting the zoning for multiple properties in the neighbourhood.

We are asking Mayor and Council to consider approving a change of the zoning back to duplex for our properties.

1

Duplex - 1641 Holly Crescent and 1639 Holly Crescent

If you require further information please contact us.

Sincerely,

Bernie, Jayne Stock

█ *Lennea Place*  
*Campbell River, BC*  
█

*Justin Stock*  
█ *Holly Crescent*  
*Ucluelet, BC*  
█



Duplex - 1641 Holly Crescent and 1639 Holly Crescent





# STAFF REPORT TO COUNCIL

Council Meeting: January 14, 2020  
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOHN TOWGOOD, PLANNER 1

FILE NO: 3360-20-RZ20-01

SUBJECT: ZONING BYLAW AMENDMENT FOR TWO EXISTING  
DUPLIX PROPERTIES

REPORT NO: 20-05

ATTACHMENT(S): APPENDIX A – ZONING AMENDMENT BYLAW NO. 1261, 2020

**RECOMMENDATION:**

1. **THAT** District of Ucluelet Zoning Amendment Bylaw No. 1261, 2020, be given first and second reading and advanced to a public hearing.

**PURPOSE:**

To provide Council with information on an application to amend Zoning Bylaw No. 1160, 2013 (the "Zoning Bylaw"), for two properties (**Figure 1**) each of which contain an existing residential duplex building which was built as a duplex under a valid building permit.



Figure 1 – Subject Property

**BACKGROUND:**

On November 7, 2019, Council received a letter from Bernie and Jayne Stock asking for a change in the zoning designation of their property to reflect the strata duplex use occurring on their land. At its November 26, 2019, regular meeting, Council discussed this request. Staff noted that Mr. and Ms. Stock were requesting rezoning because their duplex is one of a few legally non-conforming properties; this situation was created by past blanket zoning amendments which perhaps overlooked the existing uses of properties in a number of locations throughout Ucluelet. Staff described a handful of situations where existing long-term residential and commercial uses are not reflected in the property zoning, which can create some difficulty for property owners, and suggested that these be brought forward as “housekeeping” zoning amendments as time and workload allows. Council indicated support for this proactive approach of addressing this issue, rather than placing the onus on property owners to submit rezoning applications to change the designation of their individual properties.

**DISCUSSION:**

Staff conducted a review of the duplexes in Ucluelet. Staff began by identifying all existing duplex dwelling properties within Ucluelet by reviewing BC Assessment Authority land use classifications. Fifteen properties were identified as designated for duplex use. Next, Staff conducted a preliminary Building Permit (BP) review of the identified properties. 1639-1641 Holly Crescent, 1671-1673 Holly Crescent and 1326 Helen Road were confirmed to have been constructed as duplexes under building permit. Other identified properties appear to have been built as Single-Family Dwellings (SFDs), or there is a lack of building permit information on file. It is important to note that there may be other information within District of Ucluelet files or in the property owners’ possession, that might document additional properties which were in fact built or renovated to be duplexes. Finally, Staff considered which of the duplex dwelling units were a pair of separate titles registered under the Strata Property Act. The properties at 1639-1641 Holly Crescent and 1671-1673 Holly Crescent were identified as strata duplexes.

As a result of the review, Staff propose to only amend the zoning designation of 1639-1641 Holly Crescent and 1671-1673 Holly Crescent (the “**Subject Properties**”) from R-1 Single Family Residential (**R-1**) to R-2 Medium Density Residential (**R-2**) at this time. These two duplex buildings were both built as duplexes in March of 1981 with building permits and their respective strata plans were registered in July of that same year. It is clear that these two properties (total of four titles) were purpose-built as duplexes; because of the strata titles and separate ownership, these units would benefit from the R-2 Zoning designation to become lawful.

The other 13 identified duplex properties present a more complex set of circumstances. Many may not require a zoning amendment to become lawful. On December 12, 2019, changes made by the Province to the BC Building Code removed size restrictions for secondary suites (as the code applies to buildings, not as defined by zoning bylaws). Therefore, some of the duplexes listed by the Assessment Authority may now become lawfully conforming through a development variance permit. This will require applications on a site-specific basis. If dwelling units have been added or converted without building permits on any of these properties, that is still a matter of unauthorized construction and building permits would be required. Staff will be bringing forward a separate report to address these other properties - along with other residential housing considerations - at a later date.

Zoning Amendment for the Subject Properties

The subject properties are currently zoned R-1; the R-1 zoning designation does not allow multiple strata dwelling units on a single property. Staff do not see a plausible reason for the subject properties to have been built or rezoned into a lawful non-conforming status other than as an oversight. It is appropriate, if not preferred, that different forms of low-density residential uses such as SFD's, Duplexes and Secondary Suites be mixed in a neighbourhood rather than grouped together in separate uniform blocks. Even if it were preferred that the subject properties convert over time back to single-family dwellings, the existence of four separate independently titled dwelling units on the two subject properties would make that conversion problematic. Staff consider the best approach is to amend the zoning of the subject properties to R-2, which if approved, would allow the following uses:

**R-2.1 Permitted Uses:**

**R-2.1.1** *The following uses are permitted, but secondary permitted uses are only permitted in conjunction with a principal permitted use:*

(1) *Principal:*

(a) *Single Family Dwelling*

(2) *Secondary:*

(a) *Bed and Breakfast*

(b) *Home Occupation*

(c) *Secondary Suite*

**R-2.1.2** *The following uses are permitted, but secondary permitted uses are only permitted in conjunction with a principal permitted use:*

(1) *Principal:*

(a) *Duplex Dwelling*

(b) *Multiple Family Residential*

(i) *Despite the above, Multiple Family Residential is not permitted on Lots 3, 4, 5 and 6 of Plan VIP76238.*

(2) *Secondary:*

(a) *Home Occupation*

**R-2.1.3** *The following uses are permitted, with no secondary permitted uses:*

(1) *Principal:*

(a) *Moderate Level Support Services Housing*

A further amendment is required for 1639-1641 Holly Crescent. This lot has an area of 734m<sup>2</sup> whereas the minimum required lot size as per R-2.1.1 (2) of the zoning bylaw is 750 m<sup>2</sup>. The proposed amendment would read as follows:

*Schedule B of the District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by adding subsection (a) to section R-2.1.1(2) in alphanumerical order, as follows:*

*“(a) Despite the above, the minimum lot size is 734m2 (7,901ft2) for a Duplex Dwelling on Strata Plan 1004 containing the following Strata lots:*

- (i) Strata Lot 1, District Lot 282, Clayoquot District, Strata Plan 1004, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 (PID 000-856-258); and*
- (ii) Strata Lot 2, District Lot 282, Clayoquot District, Strata Plan 1004, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 (PID 000-856-282).”*

The zoning amendment above would allow the owners to continue the duplex dwelling use for the foreseeable future and have the potential to rebuild the duplex buildings on the properties.

**TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:**

Should the application proceed, staff time will be required to process this Zoning Bylaw Amendment, including giving notice of a Public Hearing.

**FINANCIAL IMPACTS:**

There are no direct financial impacts from advancing the proposed bylaw to a public hearing.

**POLICY OR LEGISLATIVE IMPACTS:**

The 2011 Official Community Plan (the “OCP”) classifies duplexes as a type of multi-family residential use and indicates areas where multi-family residential uses are to occur. However, the subject properties’ duplex uses already exist in areas designated single-family, the current lawfully non-conforming status is the result of an oversight, and the new provincial building code changes now blur the lines between what is a secondary suite and what is a duplex. Because of these mitigating factors, Staff consider it consistent to proceed with Zoning Amendment Bylaw No. 1261, 2020, without amending the 2011 OCP.

**SUMMARY:**

The proposed zoning amendment is a recognition of an existing residential use that occurs within a residential neighbourhood. Staff recommend that Council advance the zoning amendment bylaw No. 1261, 2020, to clean up the zoning bylaw as it applies to these two properties.

**OPTIONS:**

Alternatively, Council could consider the following:

- 2. **THAT** Council provide alternative direction to Staff and/or the property owners; **or,**
- 3. **THAT** Council reject the proposed bylaw amendments.

**Respectfully submitted:** John Towgood, Planner 1  
Bruce Greig, Manager of Planning  
Mark Boysen, Chief Administrative Officer

**DISTRICT OF UCLUELET**  
**Zoning Amendment Bylaw No. 1261, 2020**

A bylaw to amend the “District of Ucluelet Zoning Bylaw No. 1160, 2013”  
(1639, 1641, 1671 and 1673 Holly Crescent)

---

**WHEREAS** the District of Ucluelet Council by Bylaw No. 1160, 2013, adopted the Zoning Bylaw and now deems it appropriate to amend the Zoning Bylaw;

**NOW THEREFORE** the Council of the District of Ucluelet, in open meeting assembled, enacts as follows:

**1. Map Amendment:**

The following properties are to be rezoned from R-1 Zone-Single Family Residential to R-2 Zone-Medium Density Residential and the Zoning Maps of the District of Ucluelet Zoning Bylaw No. 1160, 2013 is to be amended accordingly:

- a. 1671 and 1673 Holly Crescent (as shown highlighted as Property-1 on the Schedule ‘A’ attached to and forming part of this bylaw):
  - i. Strata Lot 1, District Lot 282, Clayoquot District, Strata Plan 1004, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 (PID 000-856-258); and
  - ii. Strata Lot 2, District Lot 282, Clayoquot District, Strata Plan 1004, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 (PID 000-856-282).
- b. 1639 and 1641 Holly Crescent (as shown highlighted as Property-2 on the Schedule ‘A’ attached to and forming part of this bylaw):
  - i. Strata Lot 1, District Lot 282, Clayoquot District, Strata Plan 1003, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 (PID 000-856-029); and
  - ii. Strata Lot 2, District Lot 282, Clayoquot District, Strata Plan 1003, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 (PID 000-856-045).

**2. Text Amendment:**

Schedule B of the District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by adding subsection (a) to section R-2.1.1(2) in alphanumerical order, as follows:

“(a) Despite the above, the minimum lot size is 734m2 (7,901ft2) for a Duplex Dwelling on Strata Plan 1004 containing the following Strata lots:

- (i) Strata Lot 1, District Lot 282, Clayoquot District, Strata Plan 1004, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 (PID 000-856-258); and
- (ii) Strata Lot 2, District Lot 282, Clayoquot District, Strata Plan 1004, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 (PID 000-856-282).”

**3. Citation:**

This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1261, 2020”.

**READ A FIRST TIME** this    day of            , 2020.

**READ A SECOND TIME** this    day of            , 2020.

**PUBLIC HEARING** held this    day of            , 2020.

**READ A THIRD TIME** this    day of            , 2020.

**ADOPTED** this    day of            , 2020.

**CERTIFIED A TRUE AND CORRECT COPY** of “District of Ucluelet Zoning Amendment Bylaw No. 1261, 2020.”

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Mayco Noël  
Mayor

---

Mark Boysen  
Corporate Officer

**THE CORPORATE SEAL** of the District of Ucluelet was hereto affixed in the presence of:

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Mark Boysen  
Corporate Officer

**SCHEDULE 'A'**  
**District of Ucluelet Zoning Amendment Bylaw No. 1261, 2020**

From: R-1 Single Family Residential  
To: R-2 Medium Density Residential







## DISTRICT OF UCLUELET

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Excerpts from the November 26, 2019 Regular Meeting

### **9 Correspondence**

#### **9.4 Duplex – 1641 Holly Crescent and 1639 Holly Crescent**

Bruce Greig, Manager of Community Planning, addressed this correspondence. He noted that the writers request rezoning because their duplex is legally non-conforming. He noted that Staff is aware of the issue and would like Council to provide direction as to when and how they would like this and similar issues addressed.

Council recommended taking the issues on as a block.

Mr. Boysen, Chief Administrative Officer, recommended prioritizing this item for discussion during the 2020 Budget process.





## DISTRICT OF UCLUELET

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Excerpts from the January 14, 2020 Regular Meeting

### 12 Legislation

#### **12.2 Zoning Bylaw Amendment for Two Existing Duplex Properties**

##### ***John Towgood, Planner 1***

Mayor Noël and Councillor Cole returned to the meeting at 4:35 PM after Council dealt with item 12.1.

Bruce Greig, Manager of Planning spoke to this report. He noted that only 2 of 13 duplexes will be addressed.

There were no questions or comments.

**2020.007.REGULAR It was moved by Councillor Hoar and seconded by Councillor Cole**

THAT Council approve recommendation 1 of report item, "Zoning Bylaw Amendment for Two Existing Duplex Properties" which states:

1. THAT District of Ucluelet Zoning Amendment Bylaw No. 1261, 2020, be given first and second reading and advanced to a public hearing.

CARRIED.



Jayne and Bernie Stock  
[REDACTED] Lennea Place  
Campbell River, BC V9H 1G7

Justin Stock  
PO. Box [REDACTED]  
Ucluelet, BC VOR 3AO

February 4, 2020

District of Ucluelet  
PO. Box 999  
Ucluelet, BC VOR 3AO

ATTENTION: J. TOWGOOD, PLANNER I – PUBLIC HEARING SUBMISSION

Dear Public Hearing Committee:

We would like to submit this letter to the Public Hearing of Bylaw 1261 to support our request to rezone our property from Residential 1 to R-2 (Medium Density Residential).

The proposed, new zone will recognize that our duplex was built in compliance with the original zone in 1981 and that it was completely legal when built. It was also properly registered as a Strata and was built in accordance with Ucluelet's Building regulations and received the proper approvals and Building Permit when constructed.

The proposed, new R-2 Zone will correct a past R-1 blanket zone which was imposed on our property some time ago, even though our property has always been a stratified, duplex property. The new bylaw will also correct a minor adjustment to the minimum lot size to 734 sq. Metres, which reflects what is actually existing on our property.

We very much appreciate your consideration of our re-zoning request and we would also like to thank Mr. Towgood for his professional assistance in helping us ensure that our property meets the District of Ucluelet's legal requirements.

Yours sincerely,

Jayne and Bernie Stock and

Justin Stock